

KANAB CITY PLANNING COMMISSION MEETING
MAY 6, 2014
KANE COUNTY COMMISSION CHAMBERS

PRESENT: Chairman, Teresa Trujillo, Pro Tem, Joan Thacher, Arlon Chamberlain, David Borup, Byard Kershaw, Jeff Yates, Mike Downward, Kent Burggraaf, representative for the City Council, Staff Member Levi Roberts of Five County, Business/Land Use Coordinator, Gary McBride and Secretary Jayme Jorgensen.

MEETING OPENED AT 6:30 PM

APPROVAL OF MINUTES: Joan Thacher made a motion to approve the minutes of the May 6, 2014 meeting as corrected and 2nd by Arlon Chamberlain. Motion passed unanimously.

PUBLIC COMMENT: None Received

PUBLIC HEARING: Staff recommended that the Kanab City Planning Commission recommend to the City Council an amendment to Section 15-3 of the Kanab City Land Use Ordinance, omitting the phrase "Two Story" from the maximum Story/Height regulation within the C1 zone while retaining the 35 ft. maximum. Jeff Yates made that motion. Note: Arlon Chamberlain that they would be following the recommendation from Staff. Mike Downward 2nd the motion. Motion passed unanimously.

GENERAL PLAN REVIEW: Kent Burggraaf discussed the General Plan and offered recommendations. Levi Roberts recommended that a Geological Hazard Study should be done and then having a more detailed map done for future land use decisions. The City Engineer also makes this recommendation. Kent Burggraaf suggests sending people to outside resources to limit liability. On 2.6 **ENVIRONMENT** that Dave Borup and Levi Roberts put together the Commission likes option 2 on page 3. Levi Roberts said he would add to it "Developers and Property Owners are strongly encouraged to conduct geological and soils testing on each individual lot for development". The last sentence should read, to assist with future land use planning, Kanab City "should consider" changes to the demographics. Levi Roberts will forward this to Ken Young. Mike Downward reviewed his survey and discussed what to keep or strike. Commission reviewed Kanab Future Land Use Map. Levi Roberts suggests:

1. Include provision for multi-family housing.
2. Consider the effects of Sensitive Lands Areas for the Future Land Use Map.
3. Commercial Overlay areas would be absorbed into the underline zones.
4. Review the commercial designated area.
5. Consider removing Downtown District Overlay.

Levi Roberts was directed to make changes to the Future Land Use Map.

Chairman Trujillo entertained a motion to adjourn, Jeff Yates made that motion.

CHAIRMAN

DATE